

**Wells North Public Improvement District  
Neighborhood Improvement Area #1 – Lot Size – 50 Ft.**

**Project Overview**

The Wells North Public Improvement District (the “District”) was created by the City of Celina City Council on February 9, 2016, pursuant to the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the “Act”), and Resolution No. 2016-12R upon petition of the owners of the taxable real property representing more than 50 percent of the appraised value of taxable real property liable for assessment within the District and the property owners who own taxable real property that constitutes more than 50 percent of the area of all taxable real property that is liable for assessment by the District.

The District was created principally to finance certain public improvements (the “Authorized Improvements”) that specially benefit assessed property in the District. All of the property in the District was located within the extraterritorial jurisdiction of the City of Celina (the “City”) at the time of District creation and was subsequently annexed into the corporate limits of the City. On March 29, 2016, the City Council adopted Ordinance No. 2016-20 that approved a Service and Assessment Plan for the District (the "Service and Assessment Plan") and levied special assessments (the "Neighborhood Improvement Area #1 Assessments") on certain property within Neighborhood Improvement Area #1 in accordance with the Neighborhood Improvement Area #1 Assessment Roll attached as Appendix B to the Service and Assessment Plan. The Neighborhood Improvement Area #1 Assessments may be prepaid in whole or in part at any time or may be paid in annual installments as provided by the Act and the Service and Assessment Plan.

The City issued the City of Celina Special Assessment Revenue Bonds, Series 2016 (Wells North Public Improvement District Neighborhood Improvement Area #1 Project) in the aggregate amount of \$6,425,000 pursuant to the Act, Ordinance No. 2016-22 adopted by the City Council on March 29, 2016 and an Indenture of Trust dated as of April 1, 2016 between the City and U.S. Bank National Association, as trustee.

The Series 2016 Bonds are payable from the NIA #1 Assessments levied against each parcel of Assessed Property within NIA #1 of the District pursuant to the Assessment Ordinance and in accordance with the SAP.

All Assessments that are not paid in full will be billed in annual installments and collected each year by the City, or its designee, as provided in the Service and Assessment Plan. **Annual Installments are billed by the Collin County Tax Office and are due and payable as provided on the annual installment assessment bill.** Annual installments are expected to be billed and collected on the same schedule as property taxes. The Assessments, including the annual installments thereof, are (a) a first and prior lien against the property assessed, superior to all other liens and claims except liens or claims for state, county, school district or other political subdivision ad valorem property taxes, whether now or hereafter payable, and (b) a personal liability of and charge against the owners of the property to the extent of their ownership regardless of whether the owners are named.

More information concerning the District, the Neighborhood Improvement Area #1 Assessments and the due dates of the Annual Installments of the Neighborhood Improvement Area #1 Assessments may be obtained from MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Freeway, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at [txpid@municap.com](mailto:txpid@municap.com).

**FAILURE TO PAY THE NEIGHBORHOOD IMPROVEMENT AREA #1 ASSESSMENTS  
LEVIED AGAINST ASSESSED PROPERTY, INCLUDING THE ANNUAL INSTALLMENT  
THEREOF, COULD RESULT IN FORECLOSURE OF SUCH PROPERTY.**



The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

**Wells North Public Improvement District  
Summary of Projected Annual Installments  
Neighborhood Improvement Area #1**

**Lot Size** **50' Lot**  
**Outstanding Assessment** **\$15,443**

<b>Year<sup>1</sup></b>	<b>Cumulative Outstanding Principal</b>	<b>Principal<sup>2</sup></b>	<b>Interest<sup>2</sup></b>	<b>Administrative Expenses<sup>3</sup></b>	<b>Total Annual Installment</b>
2023	\$15,443	\$399	\$828	\$97	\$1,324
2024	\$15,044	\$399	\$849	\$99	\$1,346
2025	\$14,645	\$399	\$829	\$101	\$1,329
2026	\$14,246	\$413	\$810	\$103	\$1,325
2027	\$13,833	\$482	\$787	\$105	\$1,373
2028	\$13,351	\$482	\$760	\$107	\$1,349
2029	\$12,869	\$482	\$734	\$109	\$1,325
2030	\$12,388	\$551	\$707	\$111	\$1,369
2031	\$11,837	\$537	\$677	\$113	\$1,327
2032	\$11,300	\$537	\$648	\$116	\$1,300
2033	\$10,764	\$606	\$618	\$118	\$1,342
2034	\$10,158	\$606	\$585	\$120	\$1,311
2035	\$9,552	\$674	\$552	\$123	\$1,349
2036	\$8,878	\$674	\$514	\$125	\$1,314
2037	\$8,204	\$743	\$476	\$128	\$1,347
2038	\$7,460	\$743	\$433	\$130	\$1,306
2039	\$6,717	\$812	\$390	\$133	\$1,335
2040	\$5,905	\$881	\$343	\$135	\$1,360
2041	\$5,024	\$881	\$293	\$138	\$1,312
2042	\$4,143	\$950	\$242	\$141	\$1,333
2043	\$3,194	\$1,018	\$188	\$144	\$1,350
2044	\$2,175	\$1,087	\$129	\$147	\$1,363
2045	\$1,088	\$1,088	\$66	\$150	\$1,304
<b>Total</b>		<b>\$15,443</b>	<b>\$12,458</b>	<b>\$2,791</b>	<b>\$30,692</b>

1 - Annual Installment billed by the Collin County Tax Office during Year 2023 will be billed on or around 10/01/23 and payment is due by 01/31/24.

2 - The principal and interest amounts represent the debt service requirements of the Series 2016 NIA #1 Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year.

3 - Administrative expenses are estimated and will be updated each year in the Annual Service Plan Update.

**THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE WELLS NORTH PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.**

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a \$500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.